



20221003000377890 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/03/2022 02:54:19 PM FILED/CERT

This Instrument Was Prepared By:

J.D. Terry of Bains & Terry
1813 Third Avenue North
Bessemer, AL 35020

Send Tax Notice To:

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to the undersigned Grantor(s) (whether one or more), in hand paid by the Grantee(s) (whether one or more), the receipt of which is hereby acknowledged, and otherwise in accordance with the Last Will and Testament of Patricia L. Chance, admitted and recorded in the Probate Court of Shelby County, Alabama, in the *Estate of Patricia L. Chance, deceased* (Probate Case No. PR-2019-000372), that the Grantor(s), **JOHN A. SALTER, as Executor of the Estate of Patricia Chance, deceased**, does hereby grant, remise, release, quit claim and convey to the said Grantees, **PAMELA WILFORD**, a married woman, and **SOMMER N. WILFORD**, a single woman, as tenants in common, all of my right, title and interest, and claim in or to the following described real estate, in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Carriage Hills, 1st Phase, as recorded in Map Book 13, Page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO any and all easements, restrictions, reservations, covenants, any mineral and/or mining rights, ad valorem taxes for current and past years, and any other limitations of record, if any.

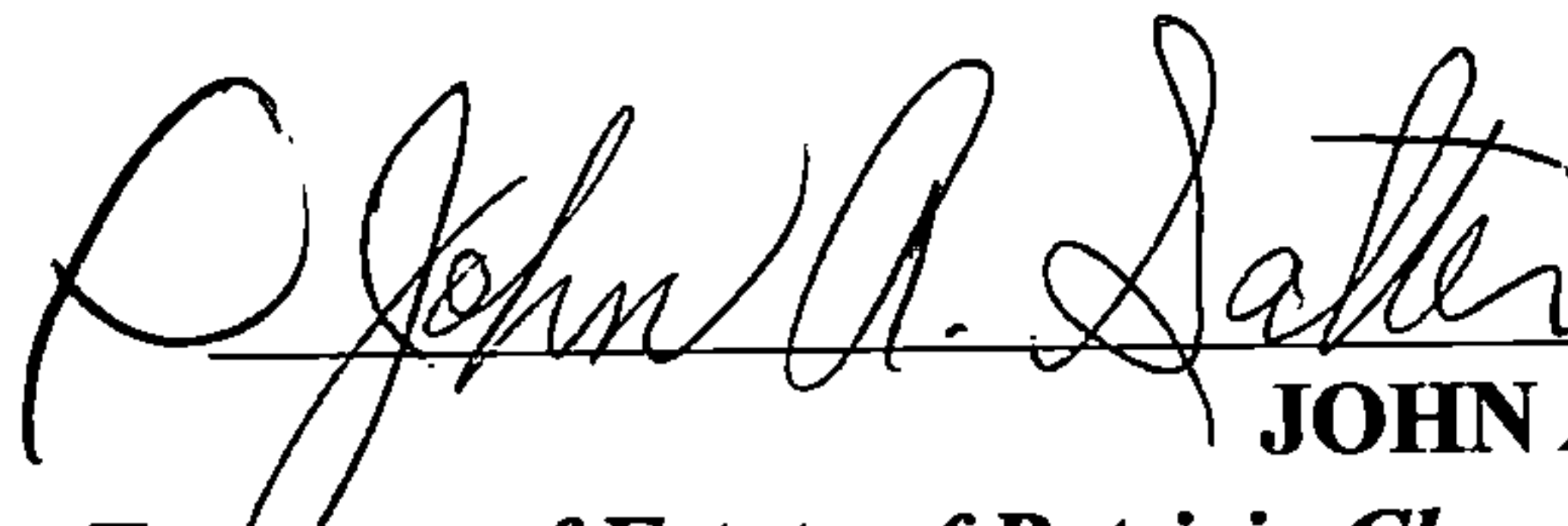
NOTE: This Quit Claim Deed is made from information provided by the Grantor and Grantees, otherwise contained in that Deed recorded March 19, 2014 at Instrument No. 20140319000076350, in the Probate Court of Shelby County, Alabama. No title search has been performed by the preparer of this conveyance and none requested by the Grantor or Grantees herein and, as such, the preparer hereof makes no representations concerning the condition of title nor any other representations as to this property, and no liability shall result herefrom on said preparer. The above property does not constitute the homestead of the Grantor herein.

TO HAVE AND TO HOLD unto said Grantees, as tenants in common, and to their heirs and assigns forever.

Given under my hand on this, the 21 day of July, 2022

1 of 2

✓


JOHN A. SALTER
Executor of Estate of Patricia Chance, deceased

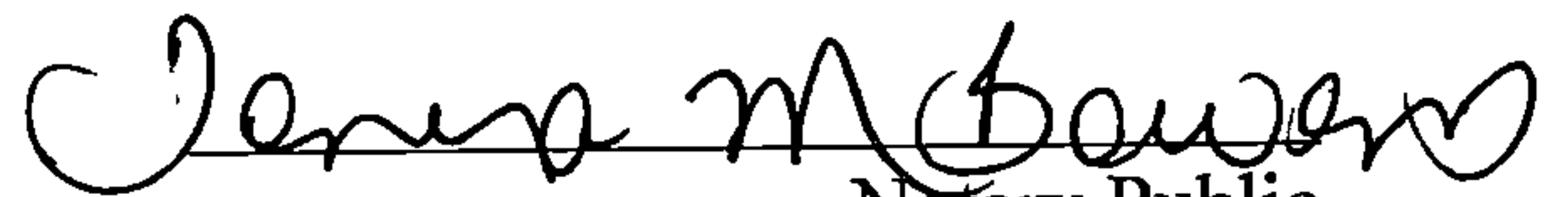


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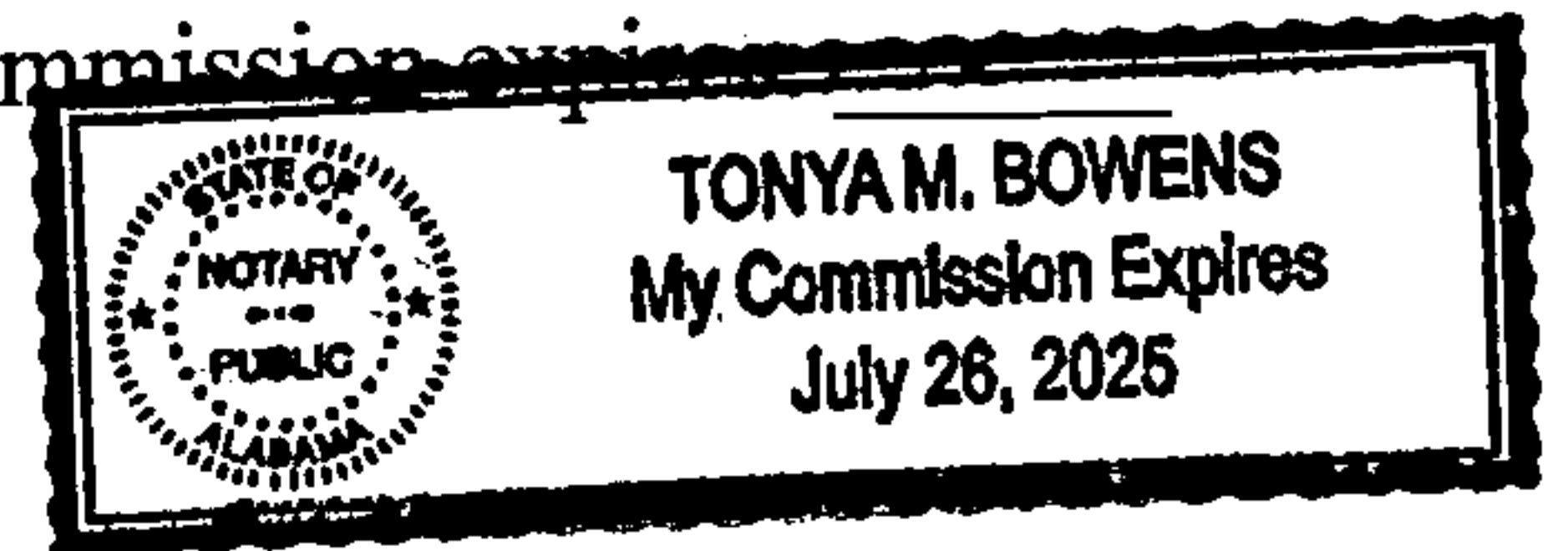
STATE OF ALABAMA)
Shelby **COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN A. SALTER, as Executor of the *Estate of Patricia Chance, deceased* (Probate Court Shelby Cnty., AL, Case No. PR-2019-000372), in accordance with the Last Will and Testament of Patricia Chance, deceased, whose name is signed to the above and foregoing conveyance and who is known to me, acknowledged before me on this day that he, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 21 day of July, 2022


Notary Public

My commission expires



Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Patricia Chance
Mailing Address 1047 1047 Belcher Ferry Rd
Hueytown AL 35023

Grantee's Name Pamela Wilford
Mailing Address 4646 Goocher Rd
Bess AL 35022

Property Address 105 Carriage Cir
Maylene AL 35114

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$0,000
or
Assessor's Market Value \$ 60,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Per Will

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-3-22

Print Pamela Wilford

Sign Pamela Wilford
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1